

## LOCATION

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**Address:** [3601 NE LOOP 820](#)

**City:** FORT WORTH

**Georeference:** 14555-6-3R3

**Subdivision:** FOSSIL CREEK #1 ADDITION

**Neighborhood Code:** OFC-North Tarrant County

**Latitude:** 32.8404464442

**Longitude:** -97.2959677753

**TAD Map:** 2060-424

**MAPSCO:** TAR-050E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** FOSSIL CREEK #1 ADDITION

Block 6 Lot 3R3

**Jurisdictions:**

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 80758649

**Site Name:** FOSSIL CREEK PLAZA

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** FOSSIL CREEK PLAZA / 07141386

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 21,872

**Net Leasable Area<sup>+++</sup>:** 21,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 79,410

**Land Acres<sup>\*</sup>:** 1.8230

**Pool:** N

**State Code:** F1

**Year Built:** 1999

**Personal Property Account:** Multi

**Agent:** None

**Protest Deadline Date:** 5/15/2025

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

PARKWAY COMMERCIAL REALTY LLC - SERIES 3

**Primary Owner Address:**

2485 E SOUTHLAKE BLVD STE 120  
SOUTHLAKE, TX 76092

**Deed Date:** 10/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221321415](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CESANDER LAURENCE;CESANDER PATRICIA	3/19/2008	<a href="#">D208102469</a>	0000000	0000000
SANDSHELL PARTNERS LP	6/1/2004	<a href="#">D204172636</a>	0000000	0000000
VANDERCOOK JOHN	1/1/1998	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,830,900	\$794,100	\$2,625,000	\$2,625,000
2023	\$1,505,900	\$794,100	\$2,300,000	\$2,300,000
2022	\$1,446,705	\$794,100	\$2,240,805	\$2,240,805
2021	\$1,348,379	\$794,100	\$2,142,479	\$2,142,479
2020	\$1,348,379	\$794,100	\$2,142,479	\$2,142,479

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.